147.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,700 / 806,700
					USE VALUE:	806,700 / 806,700
					ASSESSED:	806,700 / 806,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNOLLY CHRISTOPHER/ETAL	
Owner 2:	CONNOLLY NANETTE L	
Owner 3:		
Street 1:	50 HAWTHORNE AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 2080 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5627.000	331,300	4,400	471,000	806,700
Total Card	0.129	331,300	4,400	471,000	806,700
Total Parcel	0.129	331,300	4,400	471,000	806,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.84 | /Parcel: 387.84

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 96595

GIS Ref

GIS Ref

Insp Date 05/11/18

!11489!

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	331,300	4400	5,627.	471,000	806,700		Year end	12/23/2021
2021	101	FV	321,700	4400	5,627.	471,000	797,100		Year End Roll	12/10/2020
2020	101	FV	321,700	4400	5,627.	471,000	797,100	797,100	Year End Roll	12/18/2019
2019	101	FV	252,000	4400	5,627.	441,600	698,000	698,000	Year End Roll	1/3/2019
2018	101	FV	252,000	4400	5,627.	365,100	621,500	621,500	Year End Roll	12/20/2017
2017	101	FV	252,000	4400	5,627.	335,600	592,000	592,000	Year End Roll	1/3/2017
2016	101	FV	252,000	4400	5,627.	306,200	562,600	562,600	Year End	1/4/2016
2015	101	FV	246,200	4400	5,627.	300,300	550,900	550,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:36:15

LAST REV

Date	Time
05/31/18	14:24:32
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11489

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAKURA JOHN D-E	24538-500		5/16/1994		225,000	No	No	Y	

USER DEFINED

Prior Id # 1:	96595
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2006	406	Addition	117,000			G7	GR FY07	2 STORY ADD
9/9/2003	753	Re-Roof	4,900					

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	BS	Barbara S
3/28/2009	Meas/Inspect	201	PATRIOT
1/15/2009	Measured	372	PATRIOT
1/21/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
11/18/1999	Measured	272	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5627		Sq. Ft.	Site		0	80.	1.05	9									471,047						471,000	

Total AC/HA:	0.12918	Total SF/SM:	5627	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	471,047	Spl Credit		Total:	471,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15480769
Const Adj.:	0.98000199
Adj $ / SQ:	147.123
Other Features:	107480
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450099
Depreciation:	118826
Depreciated Total:	331273

COMMENTS

PDAS. 2 GAS FPL 1 REG FPL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

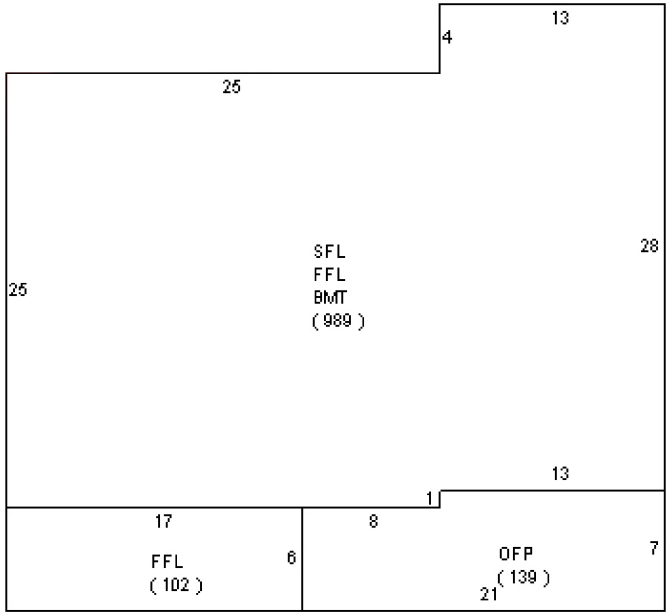
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	147.12
Special Features:	0	Val/Su Net:	111.89
Final Total:	331300	Val/Su SzAd	159.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,091	147.120	160,511
SFL	Second Floor	989	147.120	145,504
BMT	Basement	742	44.140	32,739
OFP	Open Porch	139	27.800	3,865

Net Sketched Area:	2,961	Total:	342,619
Size Ad	2080	Gross Area	3208	FinArea	2080
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1930	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400